emanueljones

For Sale

39 Monnow Street

Monmouth, NP25 3EF

1,080 sq ft (100.30 sq m)

- Investment opportunity
- Freehold
- Three-storey property

029 2081 1581

www.emanuel-jones.co.uk

Location

The property is located in Monmouth, a historic market town in southeast Wales accessible via the A40 to the north and south. The town has excellent transport links, with easy access to major cities such as Cardiff (36 miles) and Bristol (33 miles). The town also benefits from multiple bus routes which serve the local area and beyond.

The property occupies a prominent position on Monnow Street, the towns primary retailing throughfare.

There are a number of local and national occupiers represented in monmouth including Pizza Express, Mountain Warehouse, FatFace, White Stuff and Caffe Nero.

Description

The property provides ground floor retail accommodation with upper floor ancillary. It is currently occupied by a travel agency who have been in occupation for over 10 years.

Accommodation

We have been informed the property provides the following approximate areas:

Floor	Tenant	Area sq ft	Lease Start	Lease Expiry	Break Option	£ p.a.
Ground floor	Miles Away Limited	487	31/07/2025	30/07/2030	31/07/2028	£14,450
First floor		306				
Second floor		287				
1,080						

Tenure

The property is available freehold subject to the occupational lease with Miles Away limited.

Anti Money Laundering

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002, Emanuel Jones may be required to establish the identity and source of funds for all parties to property transactions.

Purchase Price

We have been instructed to seek offers in excess of **£185,000** for the freehold investment opportunity.

This produces a Net Initial Yield of 7.67% assuming purchasers costs of 1.8%.

Business Rates

The property has a rateable value of £15,750.

Interested parties are advised to make their own inquiries with the local authority.

EPC

The property has an EPC rating in Band C.

VAT

The property has not been elected for VAT.

Legal Costs

Each party to bear its own legal and professional costs incurred.

Viewing

Strictly by appointment through sole agents Emanuel Jones:-

Contact: David Williams / Luca Piaza

Email: david@emanuel-jones.co.uk
luca@emanuel-jones.co.uk

Subject to Contract and Availability.

Subject to contract & availability: Emanuel Jones for themselves and for the vendors or lessors of this property whose agents they are give notice that: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contact. All descriptions, dimensions, reference to condition and nessessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satify themselves by inspection or otherwise as to the correctness of each of them. No reference to any services, fixtures or fittings shall constitute a representation (unless otherwise stated) as to the state or suitability for any intended function. Prospective purchasers or lessees should satisfy themselves as to the fitness of such items for their requirements. No person in the employment of Emanuel Jones has any authority to make or give representation or warrant whatever in relation to this property.

Contact Us:

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